



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov

FAX 410-313-3467

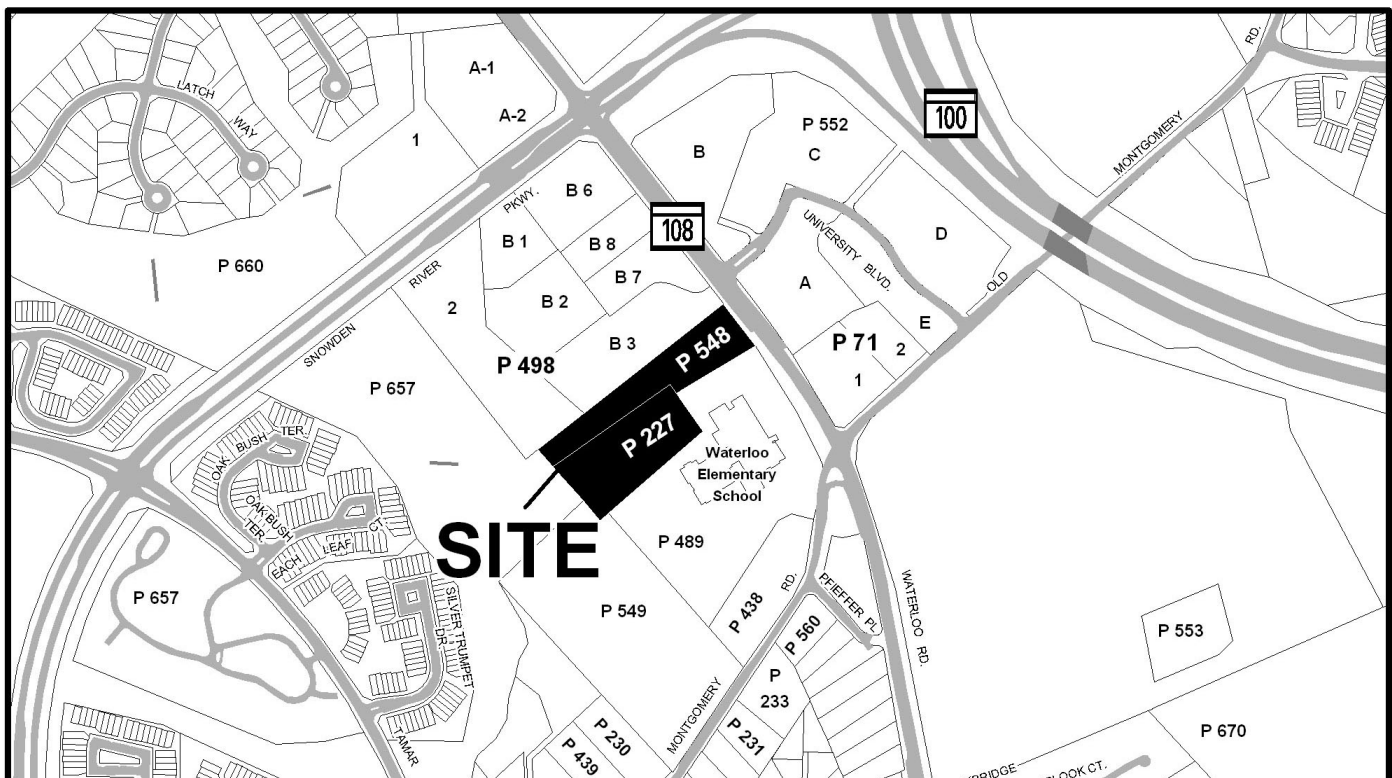
TDD 410-313-2323

TECHNICAL STAFF REPORT Planning Board Meeting of April 24, 2008

Case No./Petitioner: SDP-07-102, Waterloo Land No. 1, LLC and Waterloo Land No. 2, LLC

Subject: SDP-07-102, Waterloo Crossing, Parcel A, six (6) proposed office buildings

Request: For approval of a site development plan (SDP) for the construction of six proposed office buildings in accordance with Final Development Plan Phase 64-B (FDP 64-B) on 2.69 acres of land zoned New Town (NT) – Employment Center, Commercial (EC, COMM) land use. [The entire site with a total acreage of 5.69 acres is comprised of two deeded parcels, with the northern parcel being Tax Map (TM) Parcel 548 on Tax Map 37, containing 2.69 acres of land zoned NT-EC, COMM land use, and the southern parcel being TM Parcel 227 on Tax Map 37, containing 3.00 acres of land zoned CCT (Community Center Transitional Zoning District)].



Vicinity Map: SDP-07-102



NOT TO SCALE

Location: The site is located on the west side of Waterloo Road/MD Route 108, approximately 850 feet south of Snowden River Parkway, in the Sixth Election District of Howard County, Maryland.

Vicinal Properties: The entire site is bounded on the north by Route 108 Commercial, Open Space Lot 2, zoned NT-Open Space, improved with a stormwater management facility and Route 108 Commercial, Parcel B-3, zoned NT-EC, COMM, improved with a commercial building; on the east by Waterloo Road/MD Route 108, a public road; on the south by TM Parcel 489, zoned R-20 (Residential: Single), improved with the Waterloo Elementary School, a public school; on the southwest corner by TM Parcel 549, zoned NT-Open Space, improved with a Howard County, Department of Public Works, repair facility; and on the rest of the west boundary by the Village of Long Reach, Section 3, Area 2, Open Space Lot 3, zoned NT-Open Space, unimproved.

Site History:

- A. FDP 64, recorded 12/03/66
- B. FDP Sixty-Four-5, recorded 07/09/69
- C. FDP 64 A, recorded 12/20/72
- D. PB 383/ Comprehensive Sketch Plan, S-08-002, Waterloo Crossing, Parcel A, and FDP 64-B Criteria were approved by the Planning Board on 03/27/08. The signature of the PB 383 Decision and Order and the submission and signature of the Comprehensive Sketch Plan, S-08-002, Waterloo Crossing, Parcel A, plan originals were pending at the time of the preparation of this staff report. Signature approval of the SDP may not occur until the PB 383 Decision and Order has been signed, the S-08-002 plan originals have been signed and the FDP 64-B plan originals and the F-08-040 plat originals have been signed and recorded.
- E. FDP 64-B, approved by the Planning Board on 03/27/08. The submission and signature of the FDP 64-B originals were pending at the time of the preparation of this staff report.
- F. F-08-040, final plat to subdivide TM Parcels 227 and 548 into Waterloo Crossing, Parcel A, in revised review processing at the time of the preparation of this staff report.
- G. On 04/07/08, the Subdivision Review Committee (SRC) determined this plan to be "approvable", subject to compliance with its agencies' comments. The SRC agencies' comments primarily addressed minor corrections and additions to the plans.

Site Analysis for the 2.69 Acre Area of NT-EC, COMM Land (TM Parcel 548):

NT site area	2.69 acres
Max. bldg. height permitted	As approved by the Planning Board
Max. bldg. height proposed:	
A. Buildings A, B and parts of Buildings D and F	30.00 feet
B. Part of Building C	45.33 feet
Min.reqd.structure setback from a public road R/W	30 feet or as approved by the Planning Board
Proposed minimum structure setback from the MD Route 108 public road R/W:	
Building A	39.8 feet
Canopy on the northeast side of Building A	34.8 feet
Min. reqd. parking setback from a property line.....	10 feet or as approved by the Planning Board
Proposed minimum parking setback:	
A. From the northwest property line	10 feet
B. From the MD Route 108 R/W line	30 feet
C. From the southeast property line/school site	40 feet
D. From the southwest property line	24 feet
Maximum building coverage permitted.....	As approved by the Planning Board
Maximum building coverage proposed.....	0.237 ac. or 10,323.72 sq. ft. or 8.79%

A. Gross sq. ft. floor areas of the buildings:

Building A/2 story:	8,000 sq. ft.
Building B/2 story:	8,000 sq. ft.
Building C/3 story:	30,000 sq. ft.
Building D/2 story:	7,600 sq. ft.
Building E/2 story:	7,600 sq. ft.
Building F/2 story:	13,440 sq. ft.
	76,460 sq. ft. TOTAL

General office:	46,640 sq. ft. total
Medical office/clinic:	28,000 sq. ft. total

B. Proposed building coverage for the entire site0.75 ac. or 32,720 sq. ft. or 13.18%

C. Parking required:

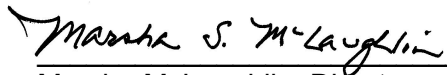
Parking for the NT zoned area of the site is required at 2 parking spaces per 1,000 sq. ft. of net leasable office area per FDP 64-B. However, the owner/developer has elected to use the more restrictive parking requirements found in Sections 133.D.a (3.3 parking spaces per 1,000 sq. ft. of general office use/gross building area) and 133.D.b (5 parking spaces per 1,000 sq. ft. of medical office/clinic use/gross building area) of the Howard County Zoning Regulations for the entire site.

General office:	46,640 sq. ft. @ 3.3 spaces /1,000 sq. ft. =	154 spaces required
Medical office/clinic:	28,000 sq. ft. @ 5.0 spaces /1,000 sq. ft. =	<u>140 spaces required</u>
		294 spaces required TOTAL

- D. Parking provided, including 13 handicapped: 294 spaces PROVIDED
- E. The entire site with a total acreage of 5.69 acres shown on Comprehensive Sketch Plan, S-08-002, and this site development plan, SDP-07-102, Waterloo Crossing, Parcel A, is comprised of two deeded parcels, the southern parcel being TM Parcel 227 on Tax Map 37, containing 3.00 acres of land zoned CCT, and is currently improved with two single family detached dwelling units and a driveway, and the northern parcel being TM Parcel 548 on Tax Map 37, containing 2.69 acres of land zoned NT-EC, COMM land use, and is currently improved with several buildings, a paved area and driveway used as a bus service facility. All existing improvements will be removed by the proposed development shown on this plan.
- F. Vehicular access to the site will be provided by a proposed entrance onto MD Route 108.
- G. The NT zoned area of this site is exempt from the requirements of the Forest Conservation Act in accordance with Subdivision Section 16.1202(b)(1)(iv) because it is a part of a planned unit development (New Town) with preliminary plan approval and 50% or more of its land developed before 12/31/92. The CCT zoned area of this site has a forest conservation obligation of 0.45 acre of afforestation, which will be met by a payment of \$14,701.50 to the Howard County Forest Conservation Fund.
- H. The NT zoned area of this SDP is in compliance with all applicable requirements of FDP 64-B and the New Town alternative compliance provisions of the Howard County Landscape Manual.
- I. The CCT zoned area of this SDP is in compliance with all applicable requirements of Howard County Landscape Manual and Section 117.4 of the Howard County Zoning Regulations, subject to the following approved Administrative Adjustments:
- (i) AA-06-027 - Approved on 10/30/06, to reduce the 50' structure and use setback required from the adjacent R-20 Zoning District to 40', and to reduce the 30' structure and use setback required from the adjacent NT Zoning District to 24' for the proposed parking areas.
 - (ii) AA-07-018 - Approved on 08/28/07, to increase the maximum allowed building height of 40' to 45.33' for proposed Building C.
 - (iii) AA-08-008 - Approved on 04/15/08, to reduce the 30' structure and use setback required from the adjacent NT Zoning District to 24' for a proposed structural retaining wall that will support a proposed parking area.
- J. At the request of the Board of Education, this plan proposes a sidewalk connection with the adjacent Waterloo Elementary School property.
- K. The SDP-07-102 file is available for public review at the Department of Planning and Zoning public service counter, Monday through Friday, 8:00 am to 5:00 pm, except on Howard County Government observed holidays.

SRC Action: On 04/07/08, the Subdivision Review Committee determined this plan to be 'approvable', subject to compliance with its agencies comments. The SRC agencies comments primarily addressed minor corrections and additions to the plan.

Recommendation: The Department of Planning and Zoning recommends **approval** of the site development plan, subject to compliance with the SRC agencies' comments.

	04/08/08
Marsha McLaughlin, Director	Date
Department of Planning and Zoning	

MM/ma/cs/sdp07102.stfrpt

GENERAL NOTES

1. **MEAN CONDITION** AND **STRENGTH** DETERMINED WITH THE LATEST STANDARDS OF HOWARD COUNTY. PLISTED
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 4. **MEAN CONDITION** AND **STRENGTH** DETERMINED WITH THE LATEST STANDARDS OF HOWARD COUNTY. PLISTED
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST TEN DAYS BEFORE STARTING WORK ON THESE UTILITIES:
- | | |
|---|----------------|
| SEWER UTILITY | 1-800-257-7777 |
| WATER UTILITY | 1-800-257-7777 |
| HOWARD COUNTY BUREAU OF UTILITIES | 1-410-313-5464 |
| DEPT. OF PUBLIC WORKS | 410-313-5464 |
| BUREAU OF CONSTRUCTION SERVICES | 800-462-4620 |
| STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION | 800-462-4620 |
| STATE OF MARYLAND DEPARTMENT OF ENVIRONMENTAL CONTROL | 531-5533 |
4. **SITE ANALYSIS** PAVEMENT 227, 300 AC.
AREA OF PAVEMENT 548, 269 AC.
PLOT 1, PROPOSED AREA 599 AC.
PLOT 2, PROPOSED AREA 548 AC. AND PAVEMENT 548/NR/EO, COWM, PIP 64-B

[illegible]

5. PROJECT BACKGROUND:
LOCATION : COLUMBIA/ELLCOTT CITY, MD.
SUBDIVISION : PARCEL 227
TAX MAP 37, BLOCK 1, PARCEL 548
ZONING : NT (PARCEL 548) / CCT (PARCEL 227)
SURVEYOR : N/A

- [illegible]

21. ALL DIMENSIONS ARE TO FACE OF CORE BUSINESS OFFENSE. NOTE
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL
23. PUBLIC SEWER AVAILABLE THROUGH CONTRACT 541-5-B.
24. STORMWATER MANAGEMENT QUANTITY TO BE PROVIDED IN AN UNDERGROUND DETENTION FACILITY, WHICH PROVIDES FOR
25. STORAGE OF THE EXCESS RAINFALL DURING PERIODS OF EXCESS RAINFALL. THE FACILITY SHALL BE PRIVATELY OWNED AND MAINTAINED.
26. PROVIDES THE WAY, THE PROPOSED STORMWATER FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED.
27. ALL EXISTING LOTTING TO COMPLY WITH THE REQUIREMENTS FOUND IN ZONING SECTION 13.4 OF THE HOWARD COUNTY
28. GEOTECHNICAL REPORT PREPARED BY HILL-CORRIGAN ENGINEERING ASSOCIATES, INC., DATED MARCH 16, 2007.
29. ANY EXISTING STREET TREES DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR.
30. THIS PLAN WAS DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE
31. FINANCIAL SURVEY FOR THE REBUILT ANCHORAGE HAS BEEN POSTED AS PART OF THE DEVELOPERS AGREEMENT UNDER
32. THIS SITE DEVELOPMENT PLAN. THE AMOUNT OF \$170,000.00 FOR THE REBUILT 46 SHADY TREES, 20 EVERGREEN
33. TREES, STUDY PREPARED BY THE PAVIC GROUP, DATED MARCH 12, 2007; APPROVED OCTOBER 1, 2007.
34. ALL STORMWATER PIPE BEDDING IS TO THE CLASS "C".

32. BUILDING TO HAVE INSIDE WATER METER SETTING.
33. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
34. ALL ROOF LEADERS TO DRAIN INTO STORM DRAIN SYSTEM.
35. THE SUBJECT PROPERTY IS ZONED RESIDENTIAL ED. HOWEVER THE 2010/2004 CONCEPTUAL ZONING PLAN AND THE 2010/2004

36. THE FOREST CONSERVATION AND AFForestation OBLIGATION OF 0.45 ACRES OF AFForestation FOR THIS PLAN HAS BEEN FULFILLED THROUGH A FEE-IN-LIEU PAYMENT OF \$14,701.50 (19,602 SF x 0.75) TO THE HOWARD COUNTY FOREST CONSERVATION FUND UNDER THIS SITE DEVELOPMENT PLAN.

37. THIS PLAN IS SUBJECT TO AA-06-27. AT ADMINISTRATIVE ADJUSTMENT FROM SECTIONS 117.4.D.2.a AND 117.4.D.2.b. APPROVED OCTOBER 30, 2006, TO REDUCE THE 50 FOOT STRUCTURE AND USE SETBACK FROM THE R-20 ZONING DISTRICT TO 40 FEET; AND TO REDUCE THE 30 FOOT STRUCTURE AND USE SETBACK FROM THE N1 ZONING DISTRICT TO 24 FEET, RESPECTIVELY FOR PARKING ASSOCIATED WITH PROPOSED NEW COMMERCIAL DEVELOPMENT. APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE PETITIONAL SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND COUNTY LAWS AND REGULATIONS.
2. A BUILDING PERMIT FOR THE PROPOSED DEVELOPMENT SHALL BE OBTAINED WITHIN TWO YEARS FROM THE DATE OF THIS ORDER AND SUBSTANTIAL CONSTRUCTION BE COMPLETED WITHIN THREE YEARS.
3. THE GRANTED ADMINISTRATIVE ADJUSTMENT SHALL APPLY SOLELY TO THE STRICTURES AND DEVELOPMENT

- SCENARIO AS DEPICTED ON THE ADMINISTRATIVE ADJUSTMENT PLAN SUBMITTED BY THE PETITIONER AS PETITIONER'S EXHIBIT 1 ON OCTOBER 17, 2006 AND NOT TO ANY OTHER STRUCTURE, ADDITION, BUILDING OR USE.

39. THERE ARE NO FLOODPLAINS LOCATED ON PARCELS 227 & 548.
40. THERE ARE NO WETLANDS LOCATED ON PARCELS 227 & 548.

41. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A GALVANIZED STEEL PERFORATED SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2" GALVANIZED STEEL PERFORATED SQUARE TUBE SLEEVE (12 GAUGE) PLACED ON THE FRONT OF THE POLE. CAP SHALL BE MOUNTED ON TOP OF EACH POST.
42. A KNOX BOX IS REQUIRED TO BE ON THE FRONT OF THE POLE. IT SHALL BE PLACED TO THE RIGHT OF THE POST.

43. FIRE LINES SHOULD BE PROVIDED TO ALLOW EMERGENCY VEHICLE ACCESS. THE CURBS SHOULD BE PAINTED IN RED AND STENCILED TO IDENTIFY THE ROAD AS A FIRE LANE (INTEGRATED WITH THE FIRE ALARM SYSTEM).

44. THIS PLAN IS SUBJECT TO A-07-18, AN ADMINISTRATIVE ADJUSTMENT FROM SECTION 117.4.0(2)(c) OF THE HOWARD COUNTY ZONING REGULATIONS; APPROVED AUGUST 28, 2007, TO INCREASE THE MAXIMUM ALLOWED BUILDING HEIGHT FROM 40' TO 45' FOR THE PORTION OF THE BUILDING LOCATED ON THE COT ZONED PARCEL 227 AS AUTHORIZED UNDER THE ADMINISTRATIVE ADJUSTMENT PROCEDURE, SECTION 100.5.1 TO CONSTRUCT A THREE STORY BUILDING SUBJECT TO THE FOLLOWING:

1. THE PETITIONAL SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND COUNTY LAWS AND REGULATIONS.
2. A BUILDING PERMIT FOR THE PROPOSED DEVELOPMENT SHALL BE OBTAINED WITHIN TWO YEARS FROM THE DATE OF THIS ORDER AND SUBSTANTIAL CONSTRUCTION BE COMPLETED WITHIN THREE YEARS.

3. THE GRANTED ADMINISTRATIVE ADJUSTMENT SHALL APPLY SOLELY TO THE STRUCTURES DEPICTED ON THE ADMINISTRATIVE ADJUSTMENT PLAN SUBMITTED BY THE PETITIONER AND NOT TO ANY OTHER STRUCTURE, ADDITION, OR USE.

- ## PARKING TABULATION

- BUILDING A: 8,000 SF
BUILDING B: 8,000 SF
BUILDING C: 30,000 SF

- BUILDING D: 7,600 SF
BUILDING E: 7,600 SF
BUILDING F: 13,440 SF

- | | |
|---------------------------------------|------------|
| TOTAL BUILDING AREA: 74,640 SF | 154 SPACES |
| OFFICE: 46,460 SF @ 3.3 SPACE/1000 SF | 140 SPACES |
| RETAIL: 28,000 SF @ 5 SPACE/1000 SF | 140 SPACES |

- | | |
|---------------------------------------|------------|
| MEDICAL: 20,000 SF @ 3 SPACES/1000 SF | 140 SPACES |
| TOTAL SPACES REQUIRED: | 294 SPACES |
| TOTAL SPACES PROVIDED: | 294 SPACES |

- (INCLUDING 13 HANDICAP)

- APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

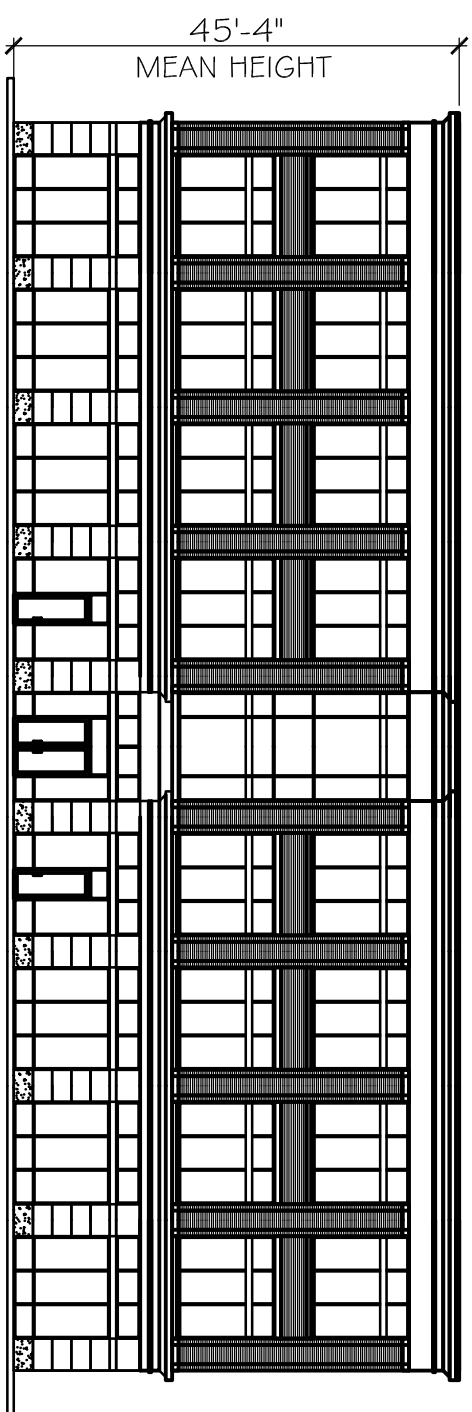
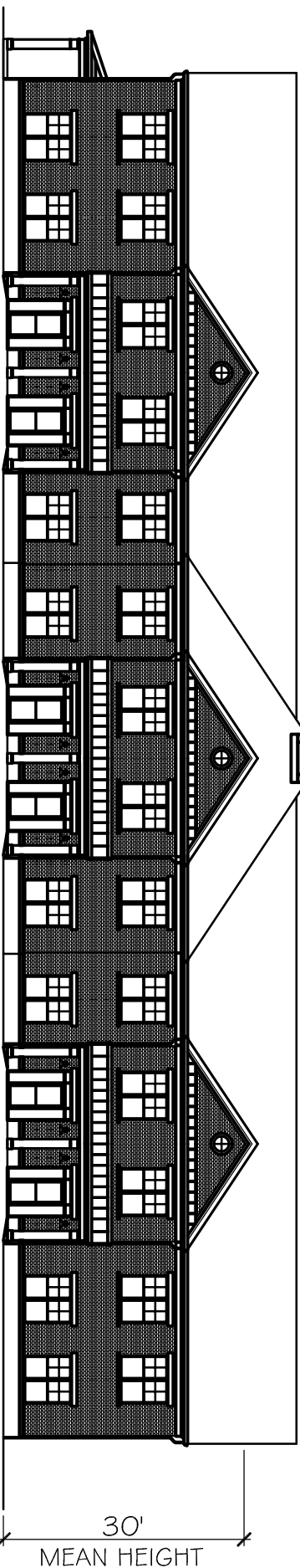
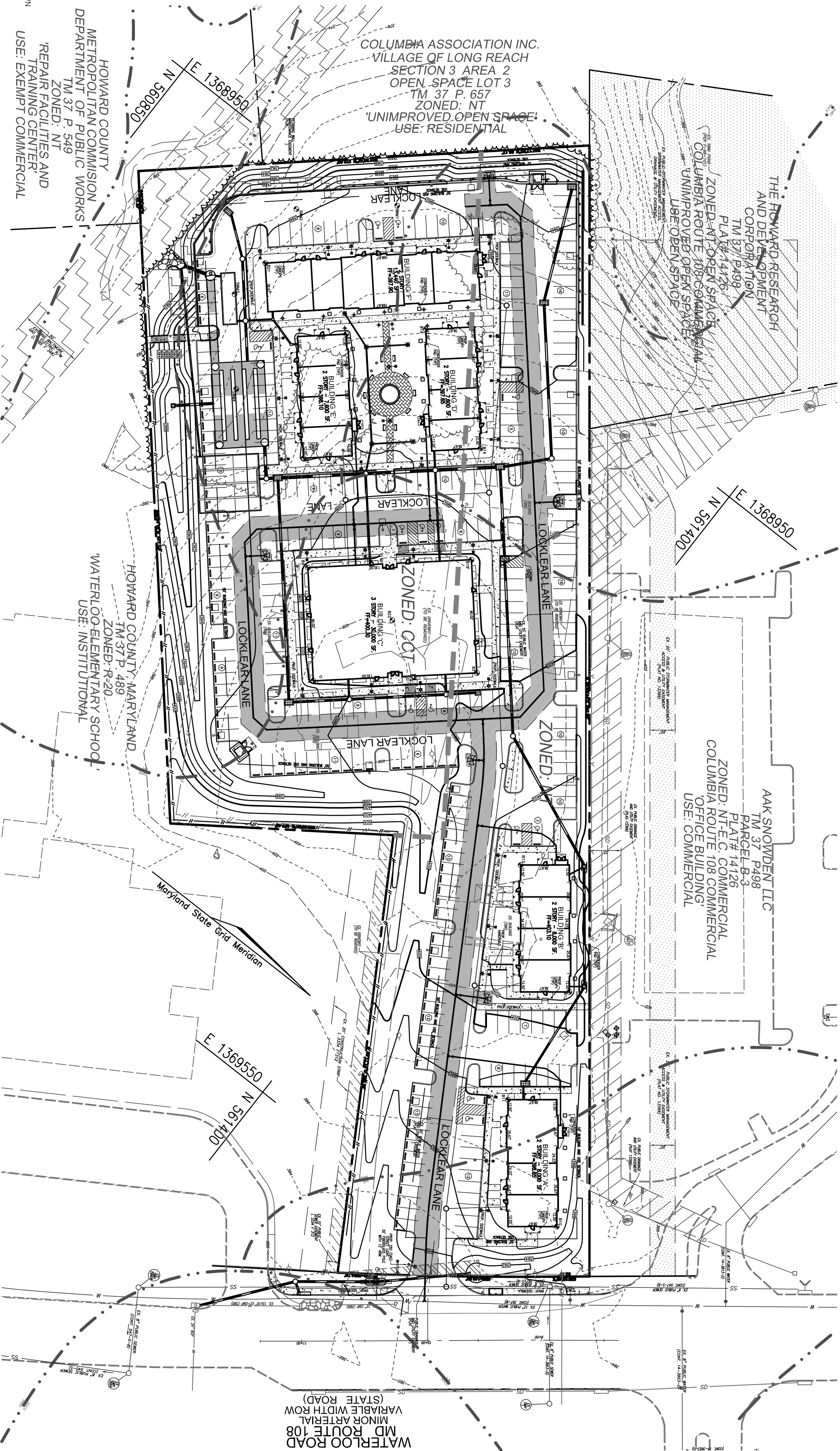
- CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

- CHIEF, DIVISION OF LAND DEVELOPMENT _____ DATE _____

- DIRECTOR _____ DATE _____

WATERLOO CROSSING PARCEL A

SITE DEVELOPMENT PLAN



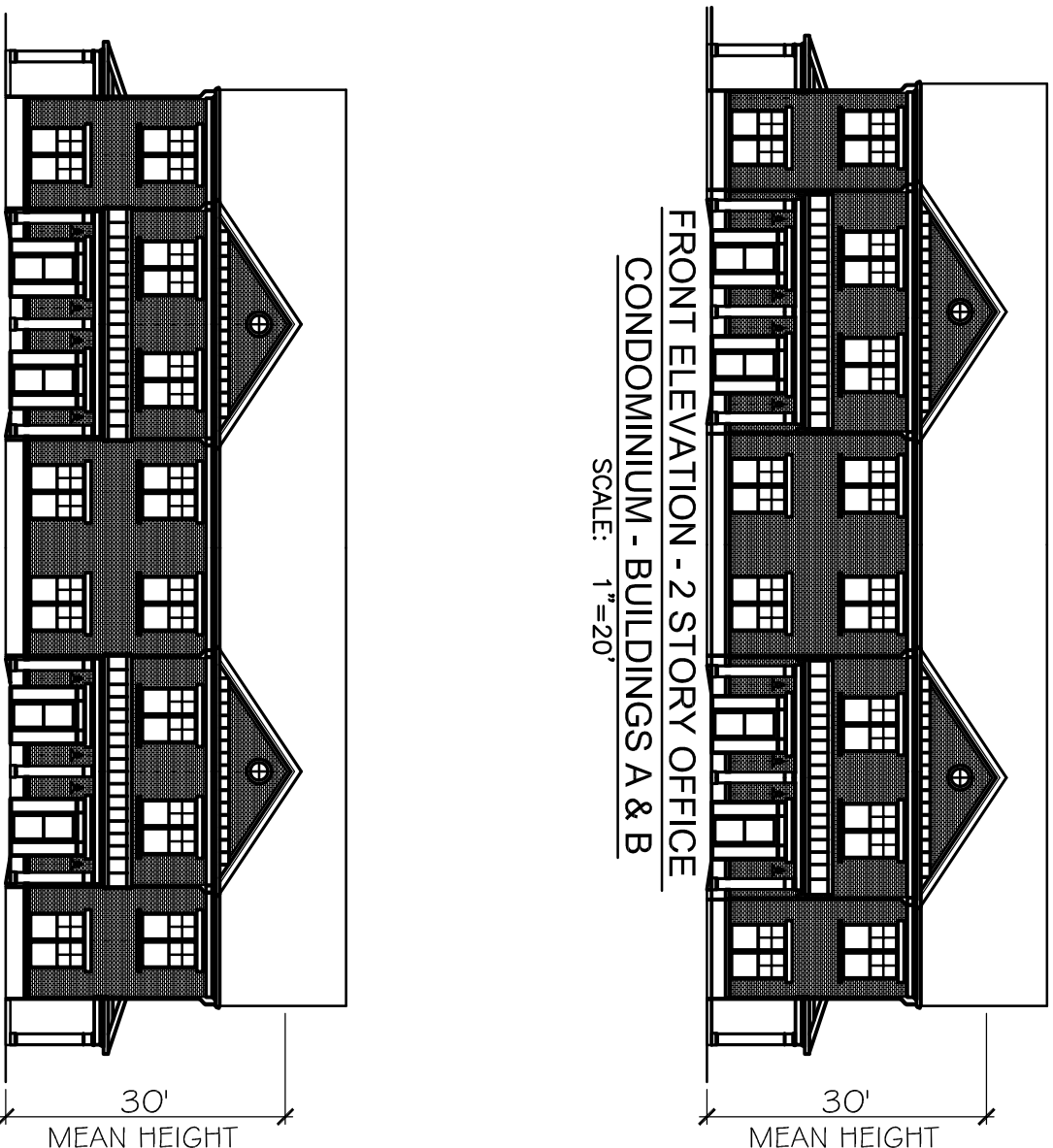
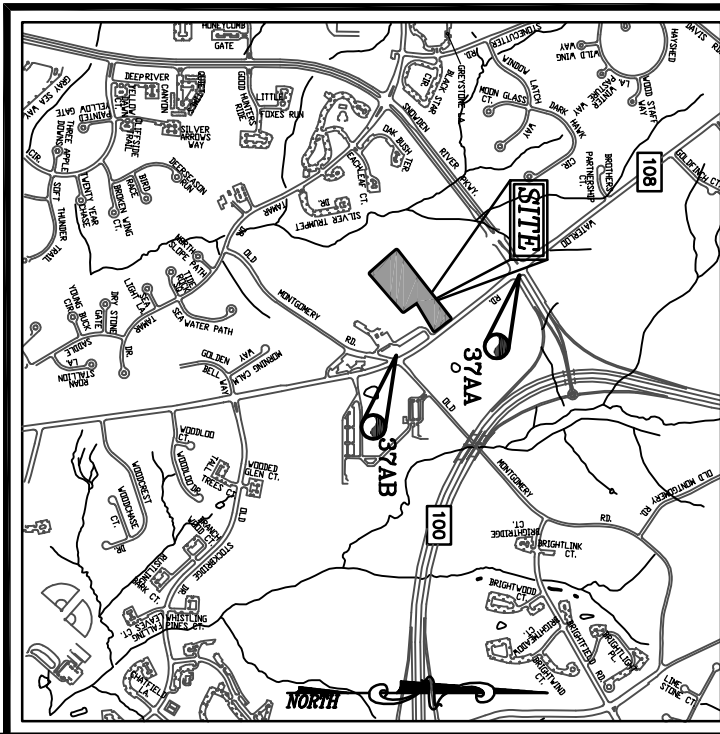
SHEET INDEX	
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LOT/PARCEL #	ADDRESS	STREET ADDRESS
BUILDING A	5900 WATERLOO RD	
BUILDING B	5904 WATERLOO RD	
BUILDING C	5920 WATERLOO RD	
BUILDING D	5908 WATERLOO RD	
BUILDING E	5916 WATERLOO RD	
BUILDING F	5912 WATERLOO RD	

PERMIT INFORMATION CHART				
SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER		
N/A	N/A	548 & 227		
DEED REF. 99-25/256	BLOCK NO. 256	ZONE 37	PAZ/ZONE	DIST.
99-25/256	256-BLK 7	227-CIT		
WATER CODE: E07				CENSUS TR. 6066.05
SEWER CODE: 3550/000				

[illegible]

Diagram illustrating a landscape design plan. The plan includes a winding path, a sun icon, and a rectangular area with a grid pattern. The path is labeled with dimensions: 30'-0" and 10'-0". The sun icon is labeled with dimensions: 10'-0" and 10'-0". The rectangular area is labeled with dimensions: 10'-0" and 10'-0".



GENERAL NOTES

1.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
2.

THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
3.

THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:

MISS UTILITY

1-800-257-7777

VERIZON TELEPHONE COMPANY:

1-410-954-6281

HOWARD COUNTY BUREAU OF UTILITIES:

313-2366

AT&T CABLE LOCATION DIVISION:

393-3553

B.G.&E. CO. CONTRACTOR SERVICES:

850-4620

B.G.&E. CO. UNDERGROUND DAMAGE CONTROL:

787-4620

STATE HIGHWAY ADMINISTRATION:

531-5533
4.

SITE ANALYSIS:

AREA OF PARCEL 227: 3.00 AC.

AREA OF PARCEL 548: 2.69 AC.

TOTAL PROJECT AREA: 5.69 AC.

PRESENT ZONING: PARCEL 227/CCT AND PARCEL 548/NT-EC, COMM, FDP 64-B

USE OF STRUCTURES:

BUILDING A - TWO STORY OFFICE/CONDOMINIUM

BUILDING B - TWO STORY OFFICE/CONDOMINIUM

BUILDING C - THREE STORY OFFICE

BUILDING D - TWO STORY OFFICE/CONDOMINIUM

BUILDING E - TWO STORY OFFICE/CONDOMINIUM

BUILDING F - TWO STORY OFFICE/CONDOMINIUM

BUILDING A COVERAGE: 4,000 SF (0.09 AC. OR 1.58% OF GROSS AREA)

BUILDING B COVERAGE: 4,000 SF (0.09 AC. OR 1.58% OF GROSS AREA)

BUILDING C COVERAGE: 10,000 SF (0.23 AC. OR 4.04% OF GROSS AREA)

BUILDING D COVERAGE: 4,000 SF (0.09 AC. OR 1.58% OF GROSS AREA)

BUILDING E COVERAGE: 4,000 SF (0.09 AC. OR 1.58% OF GROSS AREA)

BUILDING F COVERAGE: 6,720 SF (0.15 AC. OR 2.64% OF GROSS AREA)

TOTAL BUILDING COVERAGE: 32,720 SF (0.75 AC. OR 13.18% OF GROSS AREA)

PAVED PARKING LOT/AREA ON SITE: 2.42 AC. OR 42.53% OF GROSS AREA

AREA OF LANDSCAPE ISLAND: .08 AC. OR 1.41% OF GROSS AREA

LIMIT OF DISTURBED AREA: 5.79 AC.

CUT: 13,494 CY FILL: 9,896 CY

5.

PROJECT BACKGROUND:

LOCATION : COLUMBIA/ELLCOTT CITY, MD:

TAX MAP 37, BLOCK 7, PARCEL 227

TAX MAP 37, BLOCK 1, PARCEL 548

ZONING : NT (PARCEL 548) / CCT (PARCEL 227)

SUBDIVISION : N/A

SECTION/AREA : N/A

SITE AREA : 5.69 AC.

DPZ REFERENCES : FDP 64-B; ZB 1052W; AA-06-27; AA-07-18; PLAT _____, S-08-002; F-08-040; AA-08-____

6.

THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.

7.

ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

8.

EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND AND SEWER EXTENSION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.

9.

ALL REINFORCED CONCRETE FOR STORM DRAIN STRUCTURES SHALL HAVE A MINIMUM OF 28 DAYS STRENGTH OF 3,500 P.S.I.

10.

TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.

11.

ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLEY FOR THE PURPOSE OF CALCULATING FEES.

12.

SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOIL TEST PRIOR TO CONSTRUCTION.

13.

THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD TOPOGRAPHICAL SURVEY WITH TWO FOOT CONTOUR INTERVALS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED MARCH 2006.

14.

THE PROPERTY LINES SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC.; DATED APRIL 6, 2006.

15.

A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.

16.

THE GEOTECHNICAL ENGINEER TO CONFIRM PAVING SECTION PRIOR TO CONSTRUCTION. ALL PAVING TO BE MINIMUM HOWARD COUNTY STANDARD DETAIL P-2 UNLESS OTHERWISE NOTED. (SEE DETAIL, SHEET 2)

17.

ALL CURB AND GUTTER TO BE HOWARD COUNTY STANDARD DETAIL 3.01 UNLESS OTHERWISE NOTED. (SEE DETAIL, SHEET 2)

18.

CONTRACTOR RESPONSIBLE TO CONSTRUCT ALL HANDICAP RAMPS AND HANDICAP ACCESS IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.

19.

WHERE DRAINAGE FLOWS AWAY FROM CURB, CONTRACTOR TO REVERSE THE GUTTER PAN.

20.

ALL ELEVATIONS ARE TO FLOWLINE/BOTTOM OF CURB UNLESS OTHERWISE NOTED.

21.

ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

22.

PUBLIC WATER AVAILABLE THROUGH CONTRACT 397-W.

23.

PUBLIC SEWER AVAILABLE THROUGH CONTRACT 547-S-B.

24.

STORMWATER MANAGEMENT QUANTITY TO BE PROVIDED IN AN UNDERGROUND DETENTION FACILITY, WHICH PROVIDES Cpy. STORMWATER MANAGEMENT QUALITY IS PROVIDED BY THE 5-PROPOSED UNDERGROUND SANDFILTER SYSTEMS, WHICH ALSO PROVIDES THE Rev. THE PROPOSED STORMWATER FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED.

25.

ALL EXTERIOR LIGHTING TO COMPLY WITH THE REQUIREMENTS FOUND IN ZONING SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS. (DETAIL ON SHEET 2)

26.

GEOTECHNICAL REPORT PREPARED BY HILLS-CARNES ENGINEERING ASSOCIATES, INC., DATED MARCH 16, 2007.

27.

ANY EXISTING STREET TREES DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR.

28.

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.

29.

FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPERS AGREEMENT UNDER THIS SITE DEVELOPMENT PLAN IN THE AMOUNT OF \$17,040.00 FOR THE REQUIRED 46 SHADE TREES, 20 EVERGREEN TREES AND 8 SHRUBS.

30.

TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED MARCH 12, 2007.; APPROVED OCTOBER 1, 2007.

31.

ALL STORMDRAIN PIPE BEDDING IS TO BE CLASS 'C'.

32.

BUILDING TO HAVE INSIDE WATER METER SETTING.

33.

THIS PLAN IS SUBJECT THE THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

34.

ALL ROOF LEADERS TO DRAIN INTO STORM DRAIN SYSTEM.

35.

THE SUBJECT PROPERTY IS ZONED CCT/NT-EC, COMM PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND FDP 64-B.

36.

THE FOREST CONSERVATION AFFORESTATION OBLIGATION OF 0.45 ACRES OF AFFORESTATION FOR THIS PLAN HAS BEEN FUELED THROUGH A FEE-IN-LIEU PAYMENT OF \$14,701.50 (19,602 SF x 0.75) TO THE HOWARD COUNTY FOREST CONSERVATION FUND UNDER THIS SITE DEVELOPMENT PLAN.

37.

THIS PLAN IS SUBJECT TO AA-06-27, AN ADMINISTRATIVE ADJUSTMENT FROM SECTIONS 117.4.D.2.a AND 117.4.D.2.b, APPROVED OCTOBER 30, 2006, TO REDUCE THE THE 50 FOOT STRUCTURE AND USE SETBACK FROM THE R-20 ZONING DISTRICT TO 40 FEET; AND TO REDUCE THE 30 FOOT STRUCTURE AND USE SETBACK FROM THE NT ZONING DISTRICT TO 24 FEET, RESPECTIVELY FOR PARKING ASSOCIATED WITH PROPOSED NEW COMMERCIAL DEVELOPMENT. APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE PETTIONAL SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND COUNTY LAWS AND REGULATIONS.

2. A BUILDING PERMIT FOR THE PROPOSED DEVELOPMENT SHALL BE OBTAINED WITHIN TWO YEARS FROM THE DATE OF THIS ORDER AND SUBSTANTIAL CONSTRUCTION BE COMPLETED WITHIN THREE YEARS.

3. THE GRANTED ADMINISTRATIVE ADJUSTMENT SHALL APPLY SOLEY TO THE STRUCTURES AND DEVELOPMENT SCENARIO AS DEPICTED ON THE ADMINISTRATIVE ADJUSTMENT PLAN SUBMITTED BY THE PETITIONER AS PETITIONER'S EXHIBIT 1 ON OCTOBER 17, 2006 AND NOT TO ANY OTHER STRUCTURE, ADDITION, BUILDING OR USE.

38.

THE EXISTING HOUSE AND ALL STRUCTURES WITHIN PARCELS 227 & 548 SHALL BE REMOVED, IN ACCORDANCE WITH HOWARD COUNTY REGULATIONS, PRIOR TO CONSTRUCTION.

39.

THERE ARE NO FLOODPLAINS LOCATED ON PARCELS 227 & 548.

40.

THERE ARE NO WETLANDS LOCATED ON PARCELS 227 & 548.

41.

ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.

42.

A KNOX BOX IS REQUIRED TO BE PLACED ON THE THE FRONT OF THE BUILDING. IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4-5' IN HEIGHT AND NO MORE THAN 6' LATALLY FROM THE DOOR. IT'S LOCATION IS SHOWN ON THESE PLANS. THE BOX SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED (INTEGRATED WITH THE FIRE ALARM SYSTEM).

43.

FIRE LANES SHOULD BE PROVIDED IN THIS DEVELOPMENT TO ALLOW EMERGENCY VEHICLE ACCESS. THE CURBS SHOULD BE PAINTED IN RED AND STENCILED TO IDENTIFY THE ROAD AS A FIRE LANE.

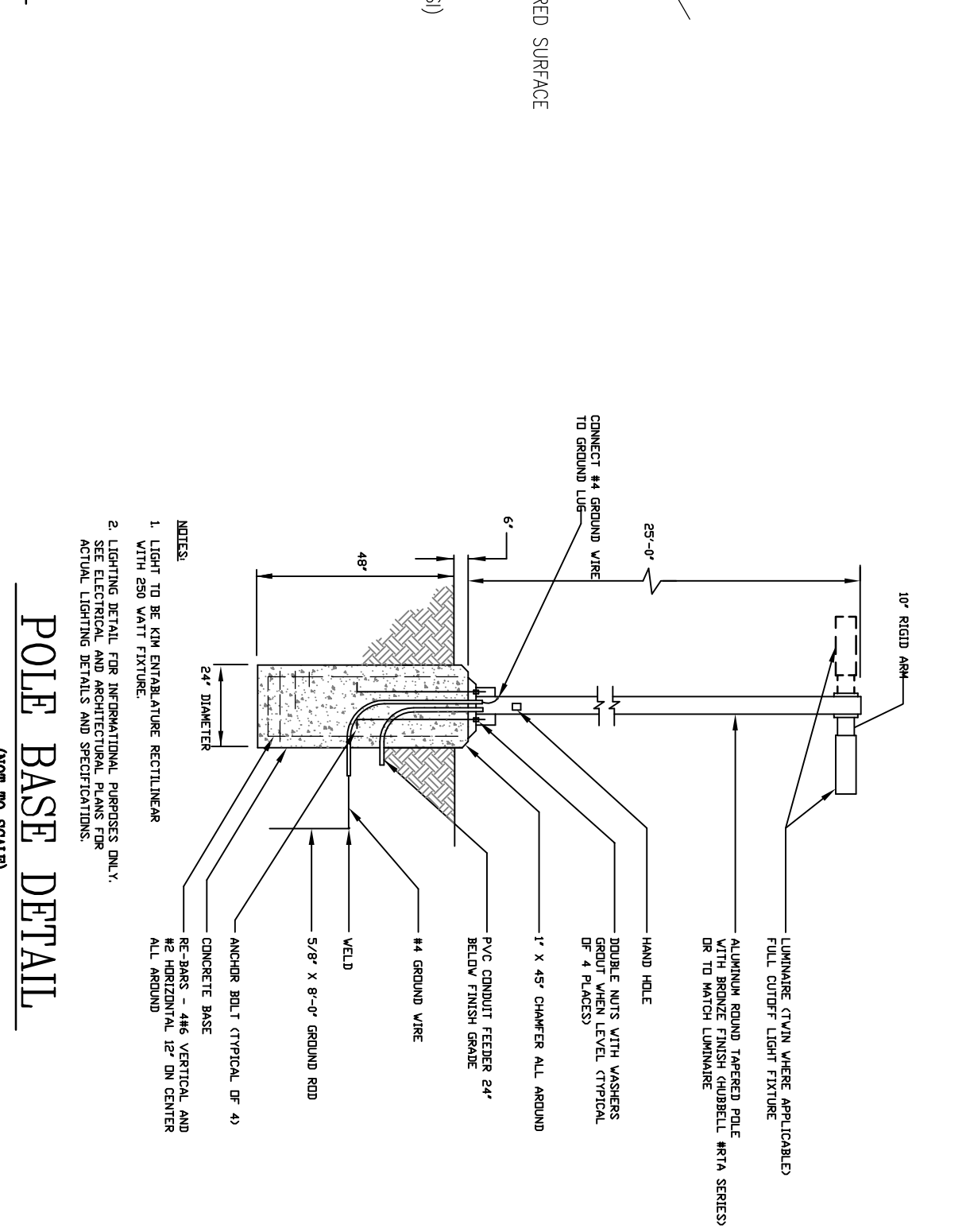
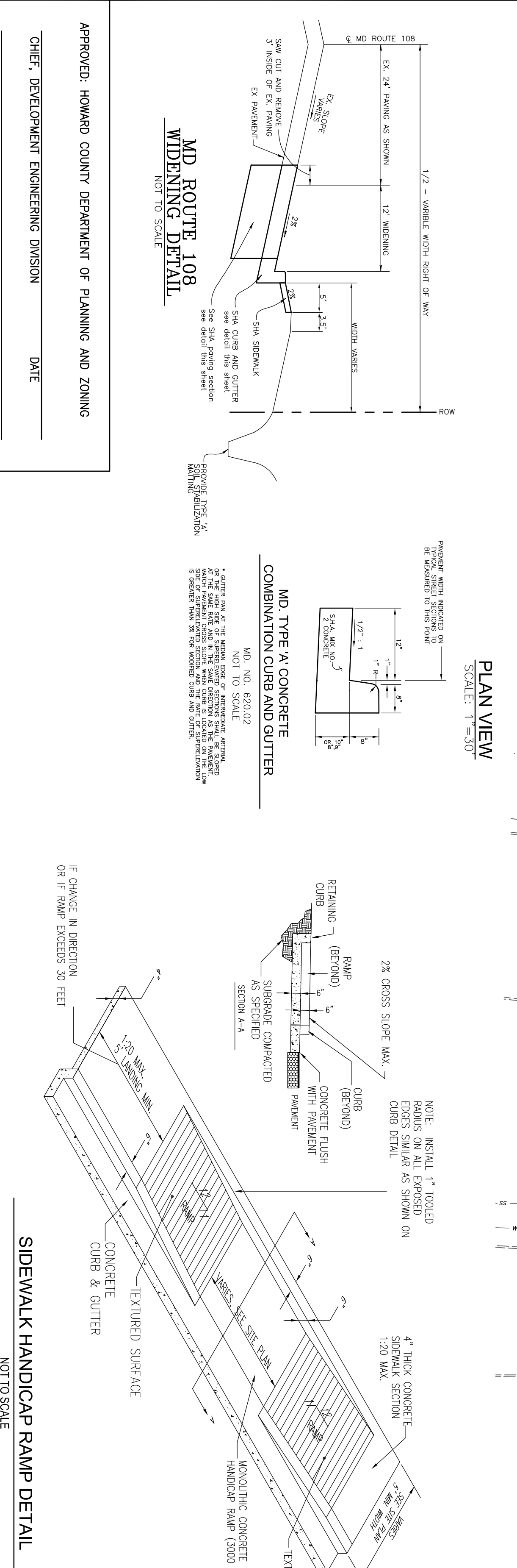
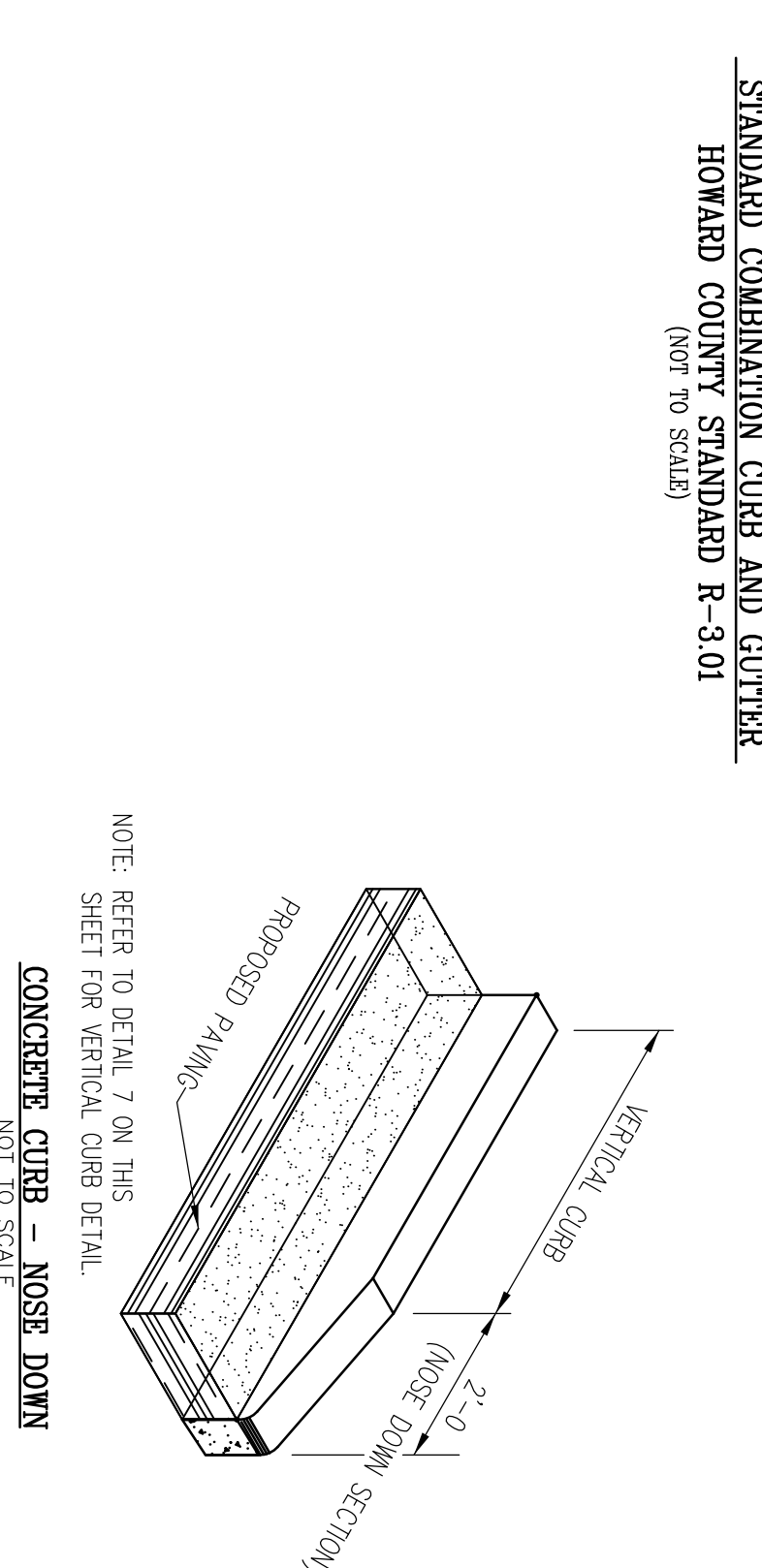
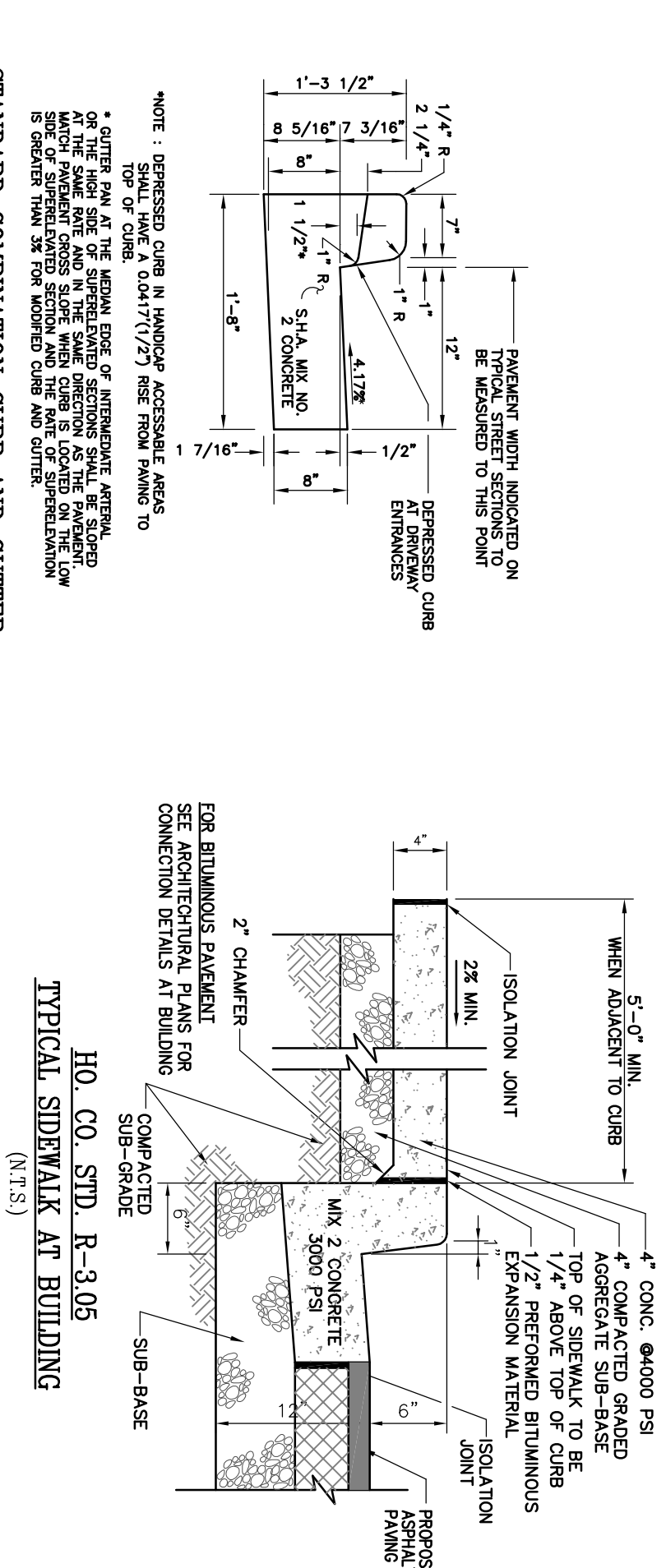
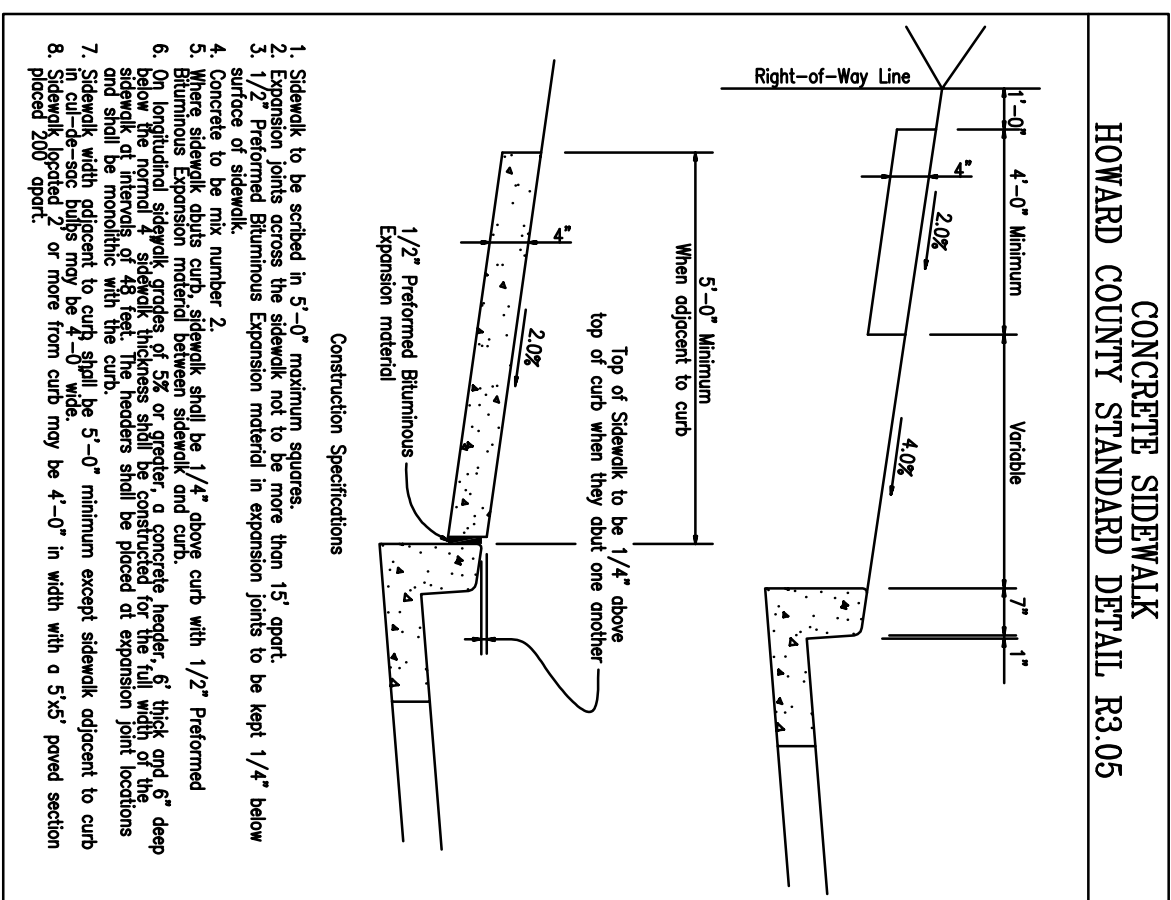
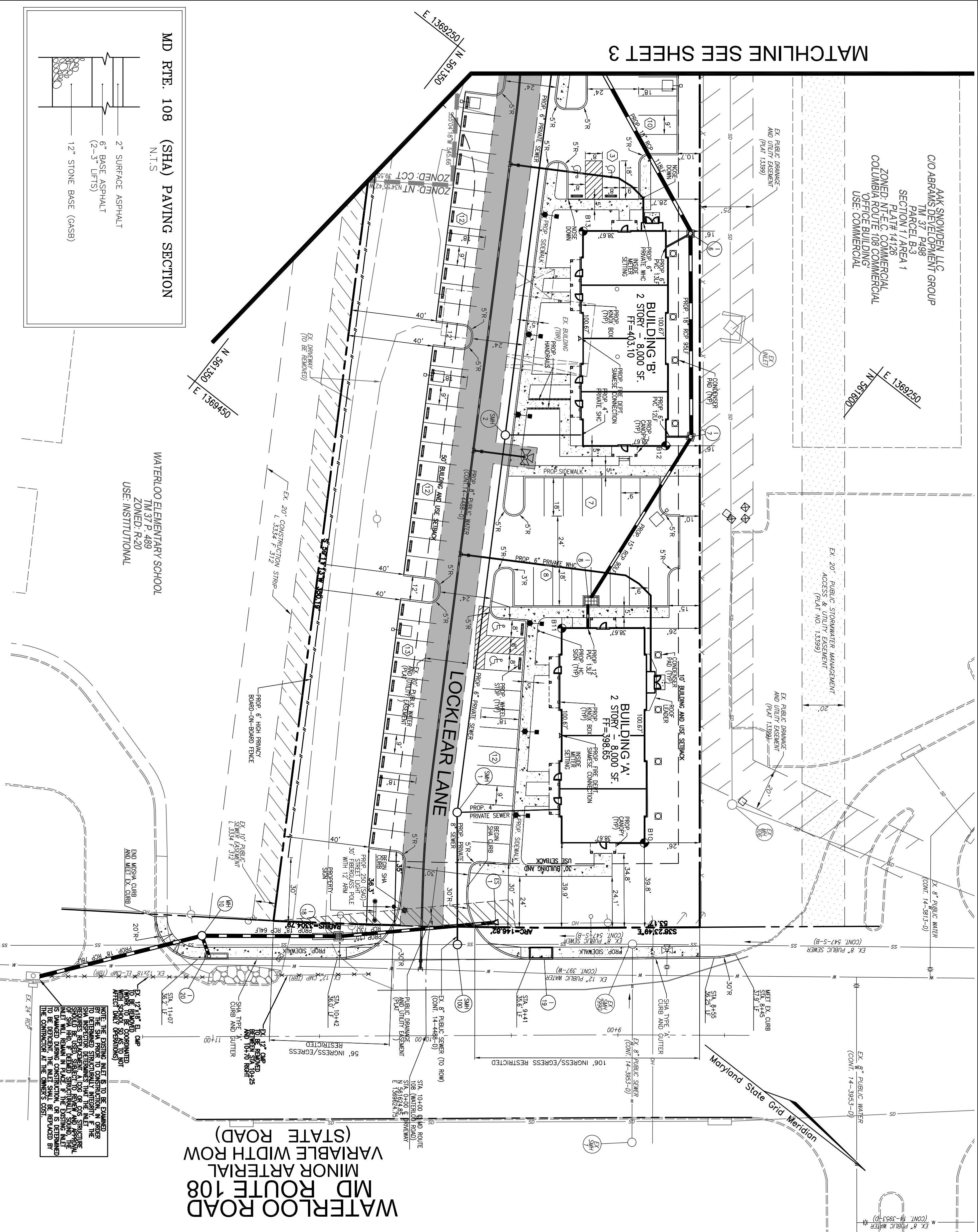
44.

THIS PLAN IS SUBJECT TO AA-07-18, AN ADMINISTRATIVE ADJUSTMENT FROM SECTION 117.4.D(2)(o) OF THE HOWARD COUNTY ZONING REGULATIONS; APPROVED AUGUST 28, 2007, TO INCREASE THE MAXIMUM ALLOWED BUILDING HEIGHT FROM 40' TO 45'-4", FOR THE PORTION OF THE BUILDING LOCATED ON THE CCT ZONED PARCEL 227 AS AUTHORIZED UNDER THE ADMINISTRATIVE ADJUSTMENT PROCEDURE, SECTION 100.F.1, TO CONSTRUCT A THREE STORY BUILDING. APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE PETTIONAL SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND COUNTY LAWS AND REGULATIONS.

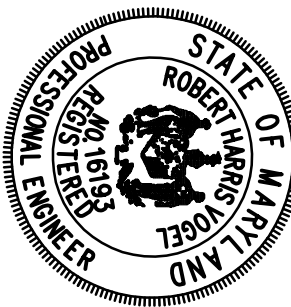
2. A BUILDING PERMIT FOR THE PROPOSED DEVELOPMENT SHALL BE OBTAINED WITHIN TWO YEARS FROM THE DATE OF THIS ORDER AND SUBSTANTIAL CONSTRUCTION BE COMPLETED WITHIN THREE YEARS.

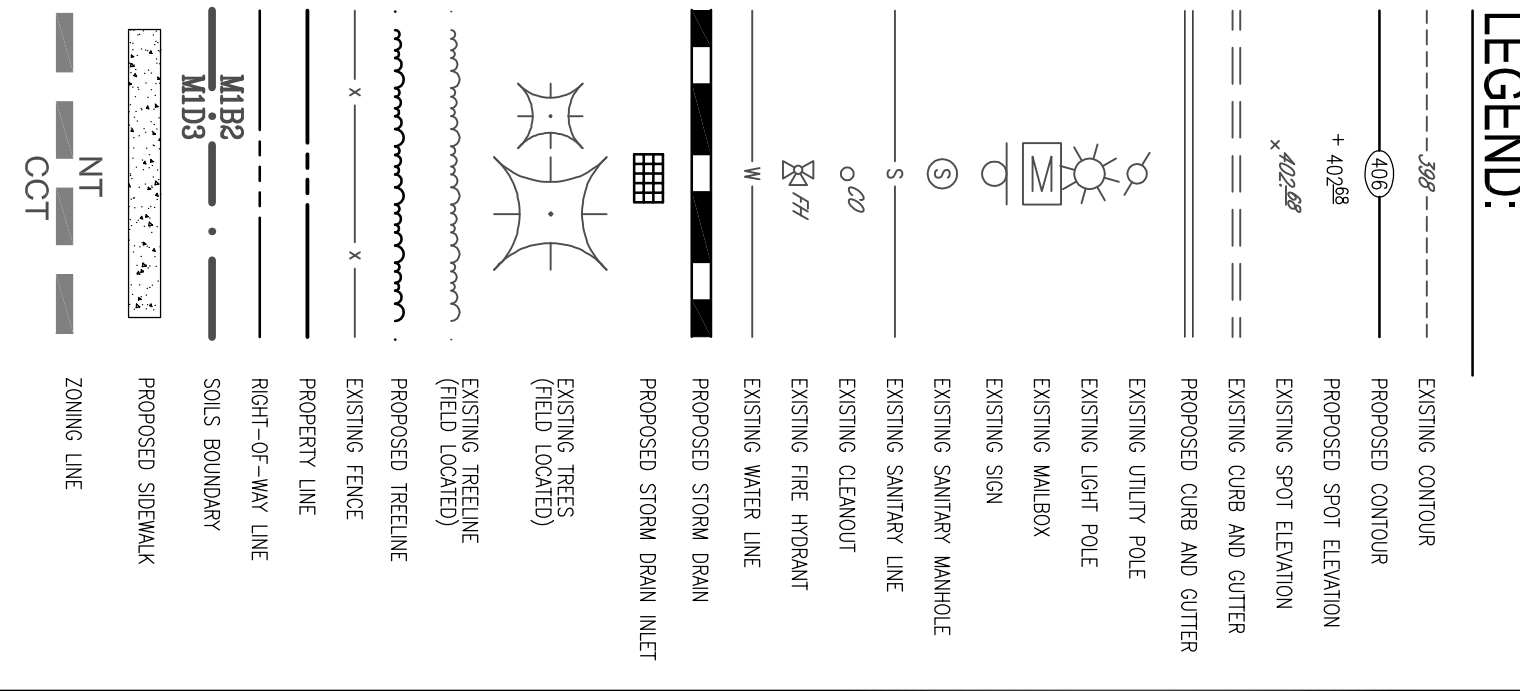
3. THE GRANTED ADMINISTRATIVE ADJUSTMENT SHALL APPLY SOLEY TO THE STRUCTURES DEPICTED ON THE ADMINISTRATIVE ADJUSTMENT PLAN SUBMITTED BY THE PETITIONER AND NOT TO ANY OTHER STRUCTURE, ADDITION, OR USE.

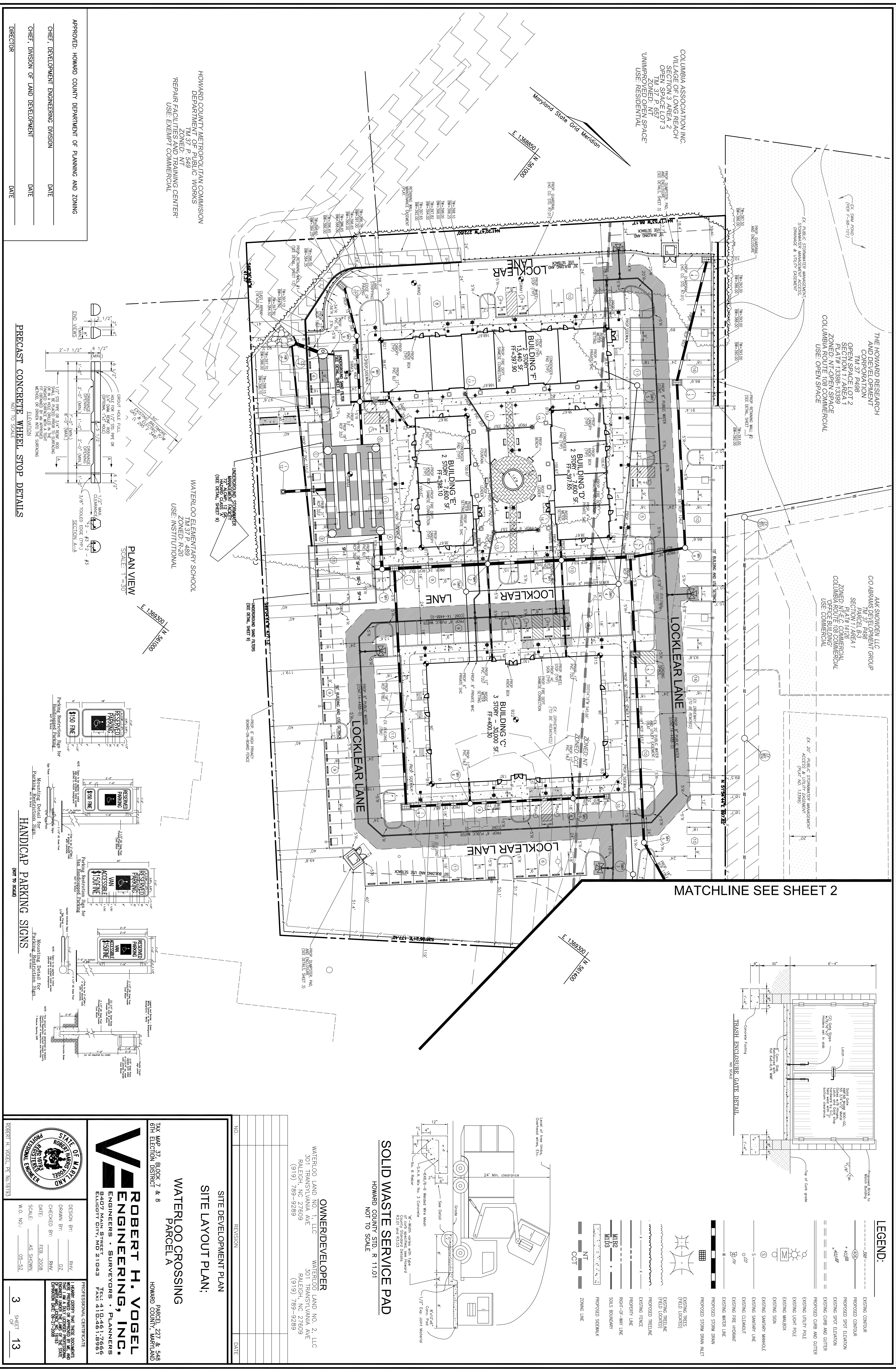


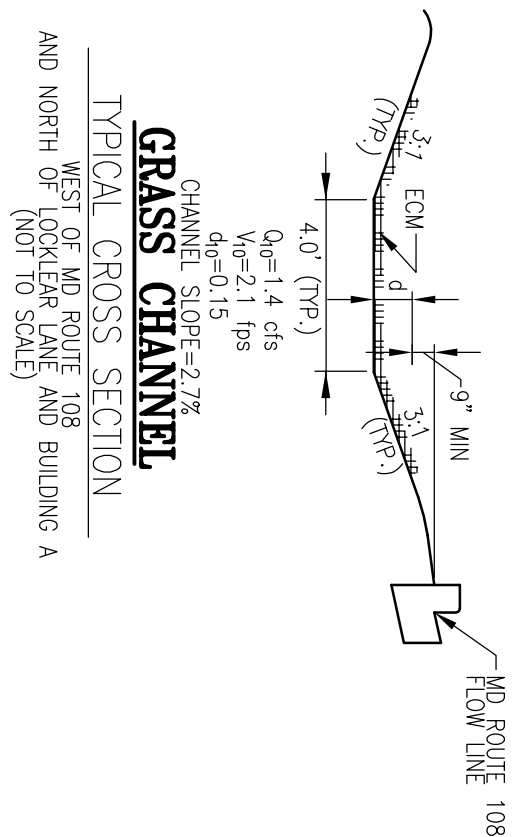
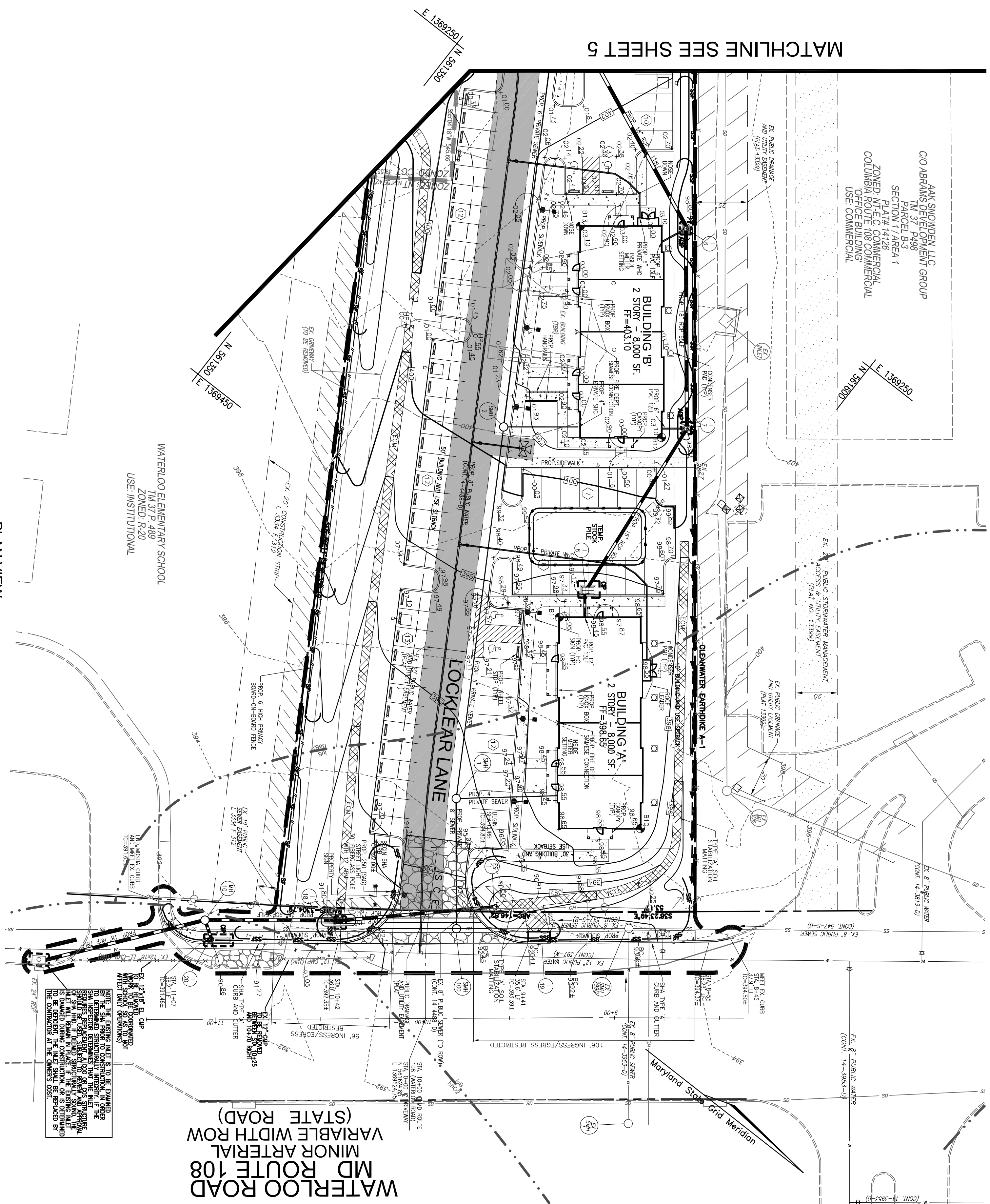
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DIRECTOR	DATE

NO.	REVISION	DATE
<p> SITE DEVELOPMENT PLAN SITE LAYOUT PLAN WATERLOO CROSSING PARCEL A </p>		
<p> ROBERT H. VOGEL ENGINEERING, INC. ENGINEERS • SURVEYORS • PLANNERS 9407 MAIN STREET ELICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961 </p>		
<p> TAX MAP 37, BLOCK 7 & 8 8TH ELECTION DISTRICT PARCEL 227 & 548 HOWARD COUNTY, MARYLAND </p>		
<p> PROFESSIONAL CERTIFICATE I, HEREBY CERTIFY THAT THESE DOCUMENTS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND. EXPIRATION DATE: 05-27-2008 </p>		
<p> DESIGN BY: _____ RHV DRAWN BY: _____ DZ CHECKED BY: _____ RHV DATE: _____ FEB. 2008 SCALE: _____ AS SHOWN W.O. NO.: _____ 05-92 </p>		
<p> 2 SHEET OF 13 </p>		
<p> ROBERT H. VOGEL, PE No.16783  </p>		







LEGEND:

- - - - - 0.60' EXISTING CONTOUR
- (-)-(-) PROPOSED CONTOUR
- + 410.88' PROPOSED SPOT ELEVATION
- x 400.88' EXISTING SPOT ELEVATION
- = = = = = EXISTING CURB AND GUTTER
- = = = = = PROPOSED CURB AND GUTTER
- [] EXISTING UTILITY POLE
- [] EXISTING LIGHT POLE
- [] EXISTING WALKWAY
- [] EXISTING SOAK
- [] EXISTING SANITARY MANHOLE
- EXISTING SHOWER LINE
- EXISTING CLEAVOUT
- — — — — EXISTING FIRE HYDRANT
- — — — — EXISTING WATER LINE
- — — — — PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN INLET
- EXISTING TREES
(FIELD LOCATED)
- EXISTING TREE LINE
(FIELD LOCATED)
- PROP. TREELINE
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SOLID BOUNDARY
- PROPOSED SIDEWALK
- SUIT FENCE
- SUPT SILT FENCE
- LIMIT OF DISBURSANCE
- CARB INLET PROTECTION
- AT GRADE INLET PROTECTION
- STANDARD CONSTRUCTION ENTRANCE
- EROSION CONTROL MATTING
- N.T.
- ZONING LINE


[illegible]

OWNER/DEVELOPER

WATERLOO LAND NO. 1, LLC	WATERLOO LAND NO. 2, LLC
301 TRANSYLVANIA AVE	301 TRANSYLVANIA AVE
RALEIGH, NC 27609	RALEIGH, NC 27609
(919) 789-9289	(919) 789-9289

DEVELOPER
WATERLOO LAND NO. 2, LLC
301 PENNSYLVANIA AVE
RALEIGH, NC 27609
(919) 789-9289

SITE DEVELOPMENT PLAN
SITE GRADING, SEDIMENT AND
EROSION CONTROL PLAN
WATERLOO CROSSING
PARCEL A
PARCEL 227 & 54
HOWARD COUNTY, MARYLAND
TX MAP 37, BLOCK 7, & 8
5TH ELECTION DISTRICT



**ROBERT H. VOGEL
ENGINEERING, INC.**
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELICOTT CITY, MD 21043
TEL: 410-461-7566
FAX: 410-461-1591

ELLICOTT CITY, MD 21043

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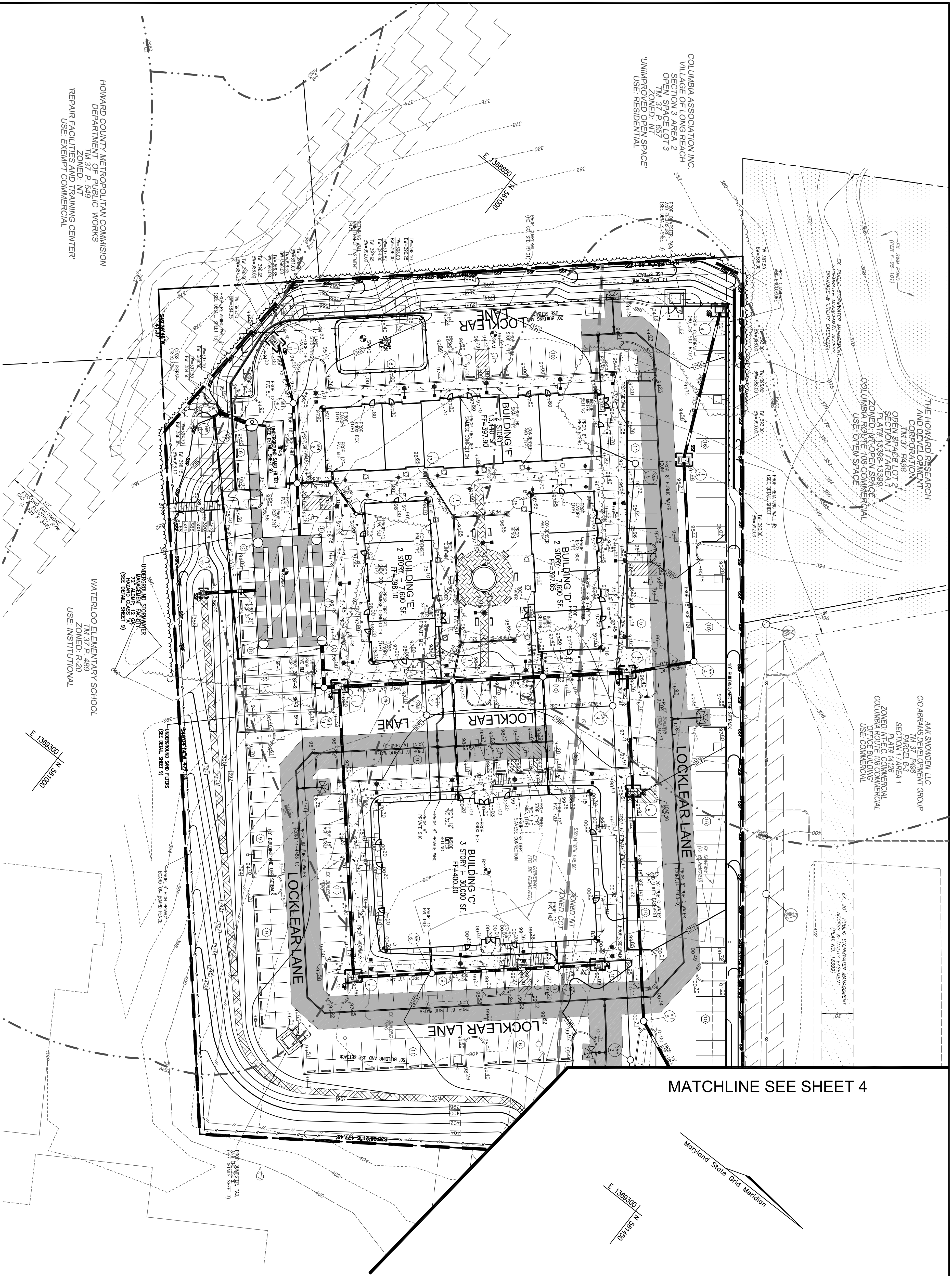
PROFESSIONAL CERTIFICATE

DESIGN BY: _____ RHV
DRAWN BY: _____ DZ
CHECKED BY: _____ RHV

WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193
EXPIRATION DATE: 09-27-2008

ROBERT H. VOGEL, PE No.16193

0	1
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PLAN VIEW
SCALE: 1"=30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

CHIEF, DIVISION OF LAND DEVELOPMENT

DIRECTOR

REVIEWED FOR HOWARD S.C.D. & MEETS TECHNICAL REQUIREMENTS.

BY THE DEVELOPER:

BY THE ENGINEER:

USDA NATURAL RESOURCES
DATE
THE DEPARTMENT HAS APPROVED FOR SOIL EROSION AND
SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

THE COUNTY HAS NO DEPARTMENT AND CONSTRUCTION WITH
BEING CONSIDERED. THE DEPARTMENT HAS APPROVED FOR
SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN
THE DEVELOPMENT OF THIS PLAN HAVE BEEN ADVISED OF THE
ATTACHMENT TO THE DEPARTMENT APPROVED EROSION
AND SEDIMENT CONTROL PLAN FOR THE CONTROL OF SEDIMENT AND EROSION
ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

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MATCHLINE SEE SHEET 4

LEGEND:

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- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MANHOLE
- EXISTING SIGN
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- AT GRADE INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
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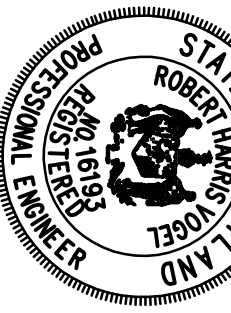
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DESIGN BY: RHV
DRAWN BY: DZ
CHECKED BY: RHV
DATE: FEB. 2008
SCALE: AS SHOWN
W.D. NO.: 05-52
5 SHEET OF 13